



4565-4571 ELECTRONICS PLACE

LOS ANGELES, CA

INDUSTRIAL PROPERTY FOR LEASE



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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALSTATE.COM



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OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (NNN) \$77,380.00/MO
Building Size:	55,271 SF
Lot Size:	105,589 SF
Year Built:	1985
Zoned:	LAM3

PROPERTY OVERVIEW

4565-4571 Electronics Place is a freestanding single-tenant Industrial/Flex property located at the intersection of the Interstate 5 and Hwy 134 freeways, just north of Downtown Los Angeles and south of the Hollywood-Burbank Airport. Neighboring large corporate tenants include; Takeda, Kaiser Permanente, Amazon, NBC/Universal, Huntsman, CineLease, Quixote, 4-Over, and more. 4565-4571 Electronics Place offers an exceptional opportunity on a quiet cul-de-sac street. This approximately 55,270 square foot building is situated on approximately 2.42 acres of land zoned LAM3 and includes approx. 22ft clear height warehouse ceiling, 3,000 amps of power (tenant to verify), 110 parking spaces, and gated grounds. Loading includes 2-door/4-bay interior dock-high loading with levelers, 1 exterior dock facility with direct loading into the warehouse, exterior ramp with direct loading into the warehouse, and 1 ground level loading door.

Expected Availability:
April/May 2025

DO NOT DISTURB TENANT – FOR ALL SHOWING OR ADDITIONAL INFORMATION PLEASE CONTACT BROKERS BELOW

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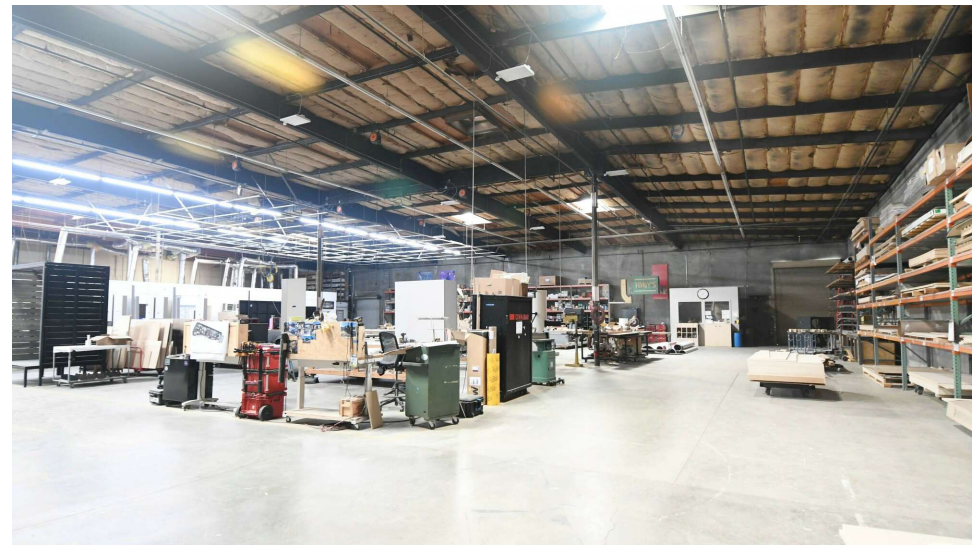
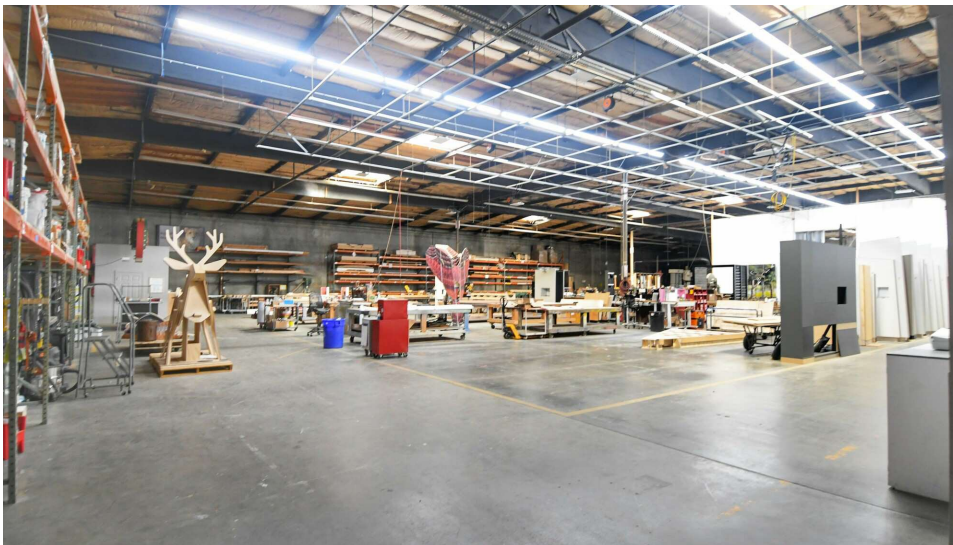
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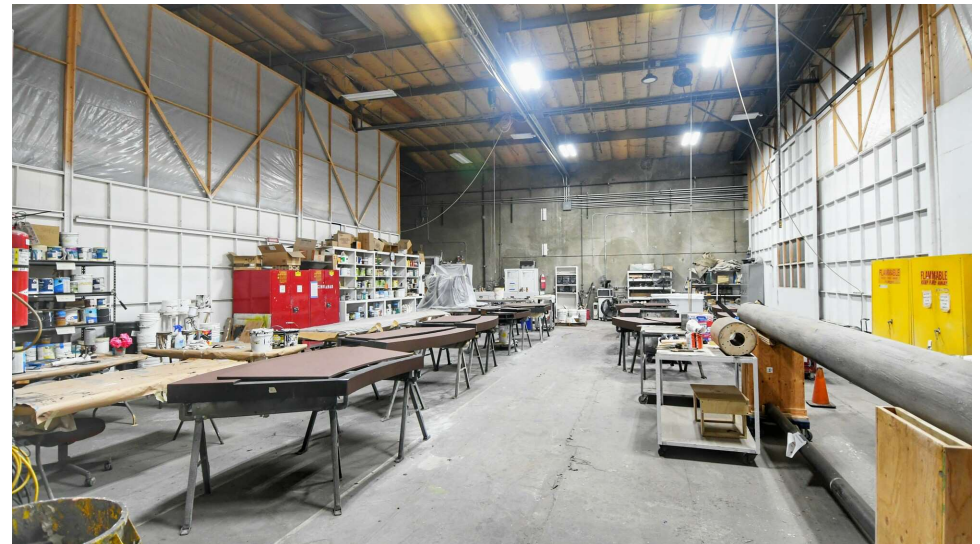
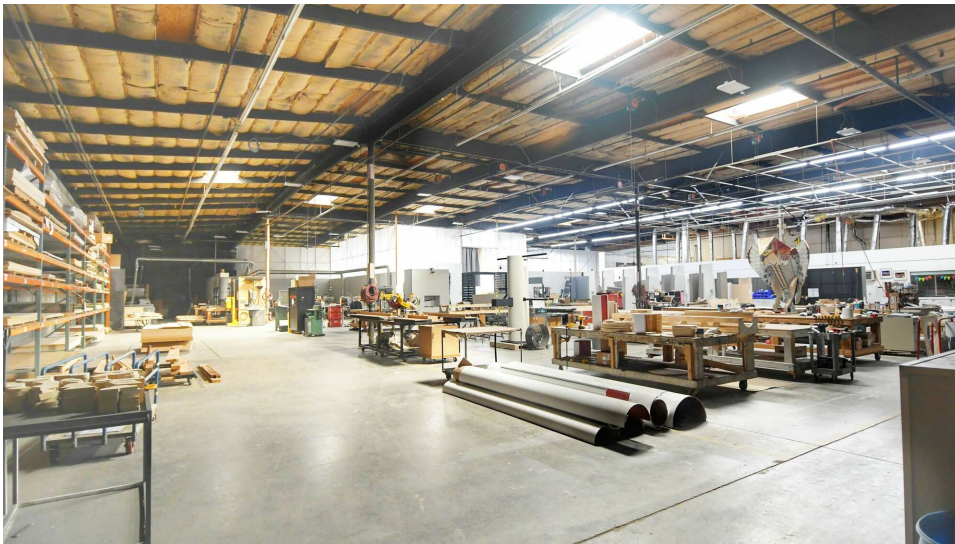
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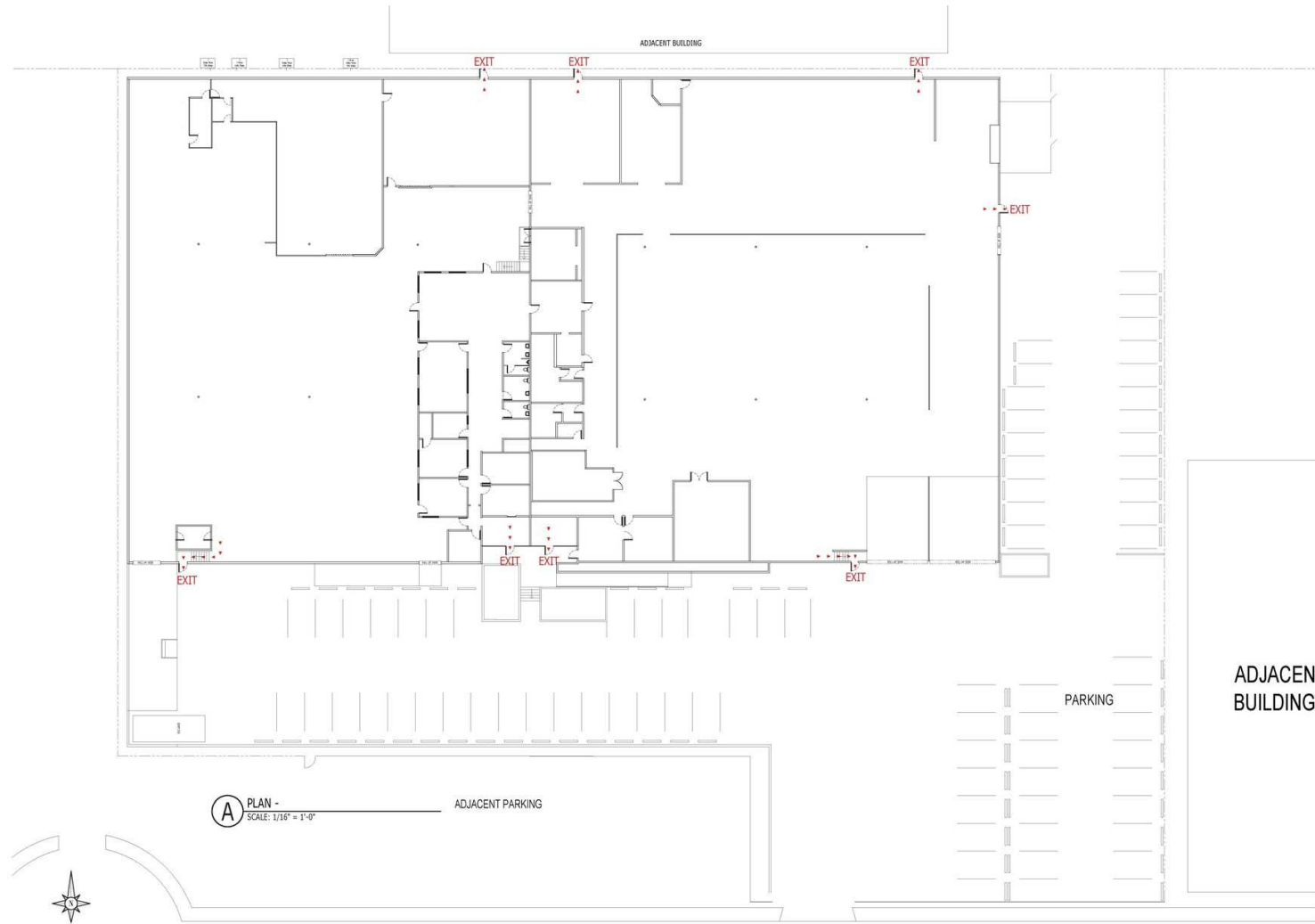


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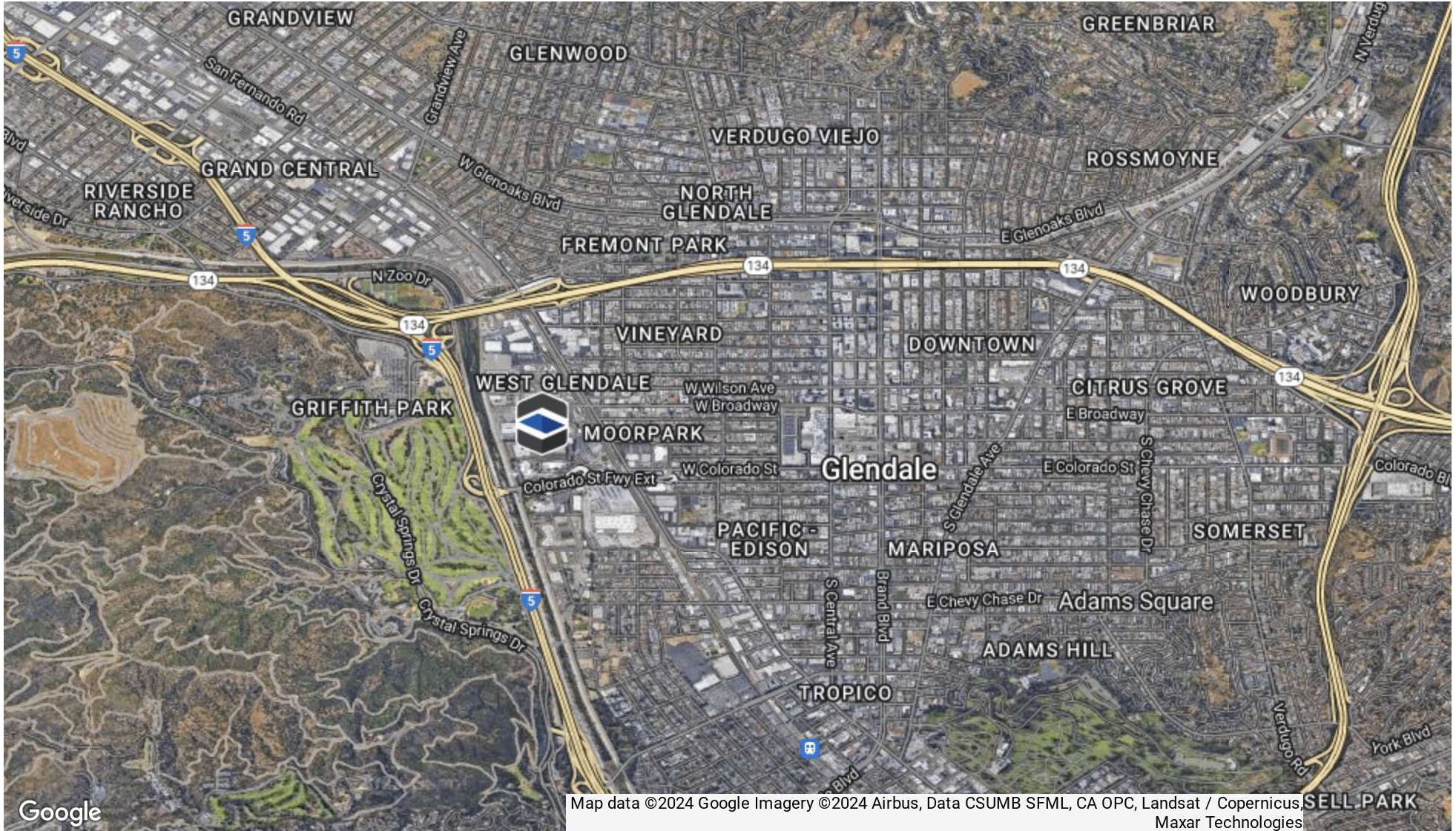
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